

HAMILTON COUNTY AIRPORT AUTHORITY
NOVEMBER 6, 2007

The Hamilton County Airport Authority met on Thursday, November 6, 2007 in the Commissioners Courtroom in the Hamilton County Government and Judicial Center, One Hamilton County Square, Noblesville, Indiana. President Silvey called the meeting to order at 6:38 p.m. Secretary Rauch took roll call and declared a quorum present of Allyn Beaver, Tom Kapostasy, Ted Moran, Don Silvey and Tim Tolson. Marc Applegate was absent.

Approval of Minutes

Tolson motioned to approve the minutes of October 4, 2007. A. Beaver seconded. Motion carried unanimously.

Tolson motioned to approve the minutes of October 29, 2007. A. Beaver seconded. Motion carried unanimously.

Public Comments

Lancaster Realty Zoning Amendment

Mr. Mike Andreoli (Andreoli & Jacob) and Mr. Adam DeHart (Keeler-Webb), represented Kay Lancaster owner and operator of Northside Trailer. The business is currently located on North Rangeline Road in Carmel and has outgrown the five acres at that location. She has entered into a contract to purchase the 21 acres at the corner of CR 1200 and SR 32, which is next to a parcel owned by Mr. VanSickle immediately to the west and north of the airport ground to CR 1200. Andreoli stated they would like to engage in discussions with the Airport Authority regarding this property. There are two phases for this project with one road cut off of SR 32 and two road cuts off of CR 1200. The first phase will be a project on 11.4 acres for Northside Trailers and ultimately there will be four outlots that will start at the corner and go south along CR 1200. The commitment made to the Boone County Plan Commission is that the outlots will not develop and can not develop until there is sanitary sewer to the site. Mrs. Lancaster's business will be on a commercial mound system and then it will convert when sanitary sewers are brought to the area. The change in zoning received a favorable recommendation from the Boone County Plan Commission to change the zoning from an Agricultural classification to a General Business classification, with a number of limitations of use. In the General Business classification they can have residential, obviously being that close to the airport we have made a commitment that there will be no residential development at that corner. Andreoli stated there are two issues that are significant in order to move the development forward: one is a county legal drain that traverses Mr. VanSickle's property and the airport property. Work will need to be done on the legal drain; it may be re-routed or improved. Andreoli stated they would like to engage the Airport Authority's engineers to work on how best to improve the drain. The second issue is water, there is water on the airport property and they will need water brought to their property. They would like to know how they can work with the Board to get water to this quadrant.

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Andreoli stated the business is for selling and maintaining horse trailers. Accessory items will be sold in the showroom. There will be maintenance areas with large service bays to the rear of the building, new trailers for sale will be on the sides of the building, and no trailers will be at the front of the building along SR 32. The commitment is that no trailer will go north of the structure. The fencing will not exceed six feet and may be done with landscaping. Howard stated before you discharge into the regulated drain, are you going to have onsite detention and what will the discharge rate be? Mr. DeHart stated it is virtually identical to the Hamilton County Ordinance, 100 year storm with pre-development 10 year standard. DeHart stated they will do their own on site detention. They want to improve the outlet, which is a field tile. There is off site on the airport property that the Boone County Surveyor is going to force us to improve from the existing field tile condition. Howard asked if they are going to reconstruct that section with a larger tile or will the plan be to open it? Andreoli stated the Boone County Surveyor likes open ditches; it depends on what the airport's needs are. DeHart stated the existing is a 15 inch field tile. They have not calculated what the size would be for a buried field tile, it would have to be larger. DeHart stated this is preliminary and they would like to meet with the airport engineers to see what works best. Silvey stated our drainage plan was approved this year. Howard asked what is the highest point of the building? Andreoli stated 24 foot at the peak with 4 foot copulas on top of that. The outlots are small enough that they will look at retail or general business, they will not be high structures. Howard stated the issue is the aviation board is currently revising their master plan; if we would look at a crosswind runway at a diagonal the Tall Structures Act could come into play. We would want our engineers to look at this. Howard stated he is presuming, as to the proposed uses, these would all be commercial uses not subject to the noise sensitive area? Andreoli stated that is correct. Mr. Mike Evans stated the Board will have a fiduciary responsibility in the style of water retention or detention. The Board needs to work with any developer in terms of what kind of pond you have to mitigate any potential wildlife attraction. DeHart stated he is going to try to do Phase I as dry. Andreoli stated they may need the aviation board's help in going to Boone County regarding the drainage. Moran asked if the proposed building similar to what she has on Rangeline Road? Andreoli stated no, it will be a steel building with a porch and windows across the front with four foot of brick on both sides. Moran asked if the front door is on SR 32? Andreoli stated the front door will be facing SR 32 and we have committed to not have any of the trailers for show or viewing north of the building along SR 32. Moran asked if she is aware there will be airplanes flying over? Andreoli stated absolutely; her comment was that the airport will not receive any complaints from her or her employees. Moran stated another issue is electronic equipment; we have to concern ourselves of placement of any structure in regards to metal and electronic interference. Andreoli stated they will not have any towers for dispatch; there will be metal on the building. Silvey asked Andreoli to contact Woolpert to work with them on the drainage and water. Howard stated we also need to look at the potential crosswinds. Evans stated we also need to look at security lighting. Andreoli stated no plans have been formulated regarding

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lighting. Moran asked where the outlots be located? Andreoli stated they will be along at the direct corner and four potential out lots down 1200 East. Moran asked what is proposed for those? Andreoli stated they don't know, it will be general business. There is no overlay zone standards for commercial users on SR 32. Silvey stated in the motion to approve the Boone County Ordinance there were 30 general business uses that would not be allowed. Andreoli stated they proposed 30 uses to be removed and we said we would remove 24 of them. Andreoli stated most of the approved uses are for retail or restaurant.

President's Report

Lancaster Rezone

Silvey stated during the Boone County Plan Commission meeting of last night one of the members of the public specifically charged the Plan Commission with establishing an overlay zone along SR 32. They are looking at this property on the south side of the road as well as the north side of the road. There were a fair cross section of people who lived from CR 1000 to CR 1200 asking for an overlay. Silvey stated we will have to look at our property and recognize we have a vested interest in participating in the overlay development.

FAA Meeting

Silvey thanked the representatives of the FAA who took the time to meet with the Board on October 29, 2007. They made it very clear to us that we can not do anything until we have our Master Plan completed and approved, irrespective of financing. Their financing in the next few years is going to be very limited.

2008 Budget

Silvey stated there is money in the 2008 Budget for maintenance and repairs. The line item for property improvements is going to be very important; this money will have to be used for cash flow until the TIF money can be appropriated in March or April, 2008. We can't get the master plan done fast enough. We had hoped to start on the environmental assessment with an appropriation from the TIF district; we may have to revisit that and if that is where we want that money used. Other possible projects are additional cameras and lighting for security, paving work on entrance drive, and renewal of Montgomery's contract. Silvey asked Kim Rauch to look at the remaining balance of line items for the next meeting Rauch stated in order to encumber monies an invoice or purchase order must be in place and she asked for a list of possible project costs. Silvey asked Dan Montgomery to get the costs of additional cameras and lighting.

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Committee Reports

Community and Public Relations

Warren White stated we have passed the first phase of the Hamilton County Convention and Visitor's Bureau grant application. They did throw out the majority of what we asked for but retained the research. We are meeting with them tomorrow to discuss what we can do. They have also offered to sponsor some advertising and trade show participation.

Tolson stated the new signs were paid for from the Marketing Grant. Dan Montgomery stated the signs are installed and look good. Moran asked if the signs on the buildings should be higher? From a fire standpoint it is hard to see the signs if there is a higher profile vehicle parked in front of it. Tolson stated we followed the Boone County Sign Ordinance.

Site Development

Moran stated he attended the AAI (Aviation Association of Indiana) Conference and it was very informative.

Indianapolis Executive Airport

Dan Montgomery presented the Indianapolis Executive Airport report. Above All has taken a new aerial photograph of the airport. Montgomery will put the new photo in the frame for the Commissioners Courtroom.

The Cessna Mustang demonstration went well. About 80 people attended.

The Quarterly Operating and Fuel Reports were presented to the Board.

ASMI has begun work on the Localizer building. They have found a bad card in the system which should correct the width reading issue.

Montgomery stated he met with Carl Winkler and Chris Snyder regarding the Glideslope shutdown. Currently the FCC Permit is in IRAC Review which will take 3-4 months. After the IRAC Review the timeframe is as follows:

Painting and Glideslope Transfer – 2 weeks

Flight Check – 2 weeks

Flight Procedures Review – 1-3 months

Publication – project is complete

Montgomery would like to get the Localizer up and running until the new approach plates are out.

Montgomery has asked that the painting be done at night.

They have been receiving several complaints about not being able to see the taxiway at night. Montgomery has suggested putting white reflective strips along the edge of the taxiway. The LaPorte airport has blue reflectors they are not

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using and Montgomery is going to see if they can be used along the edges of the taxiway. Montgomery will install the reflectors.

Moran asked how much of the \$.32 fuel increase has been passed along? Montgomery stated it is all passed on. They call around to other FBO's to stay competitive on gas prices.

Silvey stated it was announced during the FAA meeting that our current number of planes based at the airport is 105. Silvey congratulated Montgomery.

Montgomery stated he will be hearing from the corporation he has been working with regarding the possibility of a G-4 Gulfstream being based at IEA. Montgomery stated he will have to build a hangar for the Gulfstream.

Woolpert Engineering Report

Mike Evans presented the Woolpert Engineering Report.

Aerofinity will be capable of doing the facility requirements. They would like to present that information during a workshop prior to the December Board meeting. In essence of time to get this project complete, it is to the Board's best interest to try and make a decision on the options by the end of the year.

The CIP (Capital Improvement Plan) submittal deadline is February 1, 2008. Woolpert would like to discuss it during the December meeting with a final draft presented at the January meeting.

Evans is working with Carl Winkler on the RCO 7460 Application that was misplaced within the FCC. The permit is currently in Fort Worth, Texas.

Evans stated the FAA has completed a to do list. They have given preliminary clearance from the environmental reviewer on the landfill. Montgomery has requested a copy of the landfill's operating permit and it will be included with the Master Plan. The FAA has given preliminary approval of a specific length of a crosswind runway of 4,400 feet at this time. The FAA has given preliminary approval of an Air Traffic Control Tower. No specific location has been identified but they have approved a box to be placed on the Master Plan. Once the determination has been made a full study will commence. The mapping and aerial photography will be determined once the Board finalizes the future length of Runway 18-36, the configuration and location of the Crosswind Runway, the location of the ATCT and consideration of Hangar/ED areas.

Moran asked if a packet will be sent for the Board's review prior to the December meeting? Evans stated yes, they will be sent one week prior to the meeting.

Silvey asked if we will have the remaining change orders at the next meeting? Evans stated yes.

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Silvey asked if we are pursuing additional FAA funding for the side striping? Evans stated yes, they will look at the dollar amount of the grant as it stands and if this is determined as an eligible item we will request the money. Evans stated it would be a reflective yellow double stripe on the edge of the taxiway. Howard suggested, due to the weather, if the money is found the Board authorize the President to make that decision before the next meeting. Tolson so moved. Kapostasy seconded. Motion carried unanimously.

Legal Counsel Report

Howard requested an Executive Session before the next meeting.

Secretary's Report

Kim Rauch stated the final outstanding FAA Pay request has been received and all outstanding invoices for the parallel taxiway project will be paid by the end of November.

Rauch asked that all receipts from the AAI Conference be turned into her for reimbursement.

Rauch requested budget figures for the pick-up truck fuel and maintenance. Montgomery recommended \$500 per year. Montgomery would like to put a decal on the door; does the Board want the IEA emblem? Consensus of the Board was the IEA emblem.

Moran asked if the AAI membership paid for the entire Board? Rauch stated it is for the Board and he should give the invoice to her for payment.

Next Meeting – December 6, 2007

Executive Session – 6:00 p.m.

Workshop – 6:15 p.m.

Public Session – 7:00 p.m.

Silvey adjourned the meeting.

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Present

Don Silvey, President
Tom Kapostasy, Vice President
Tim Tolson, Board Member
Allyn Beaver, Board Member
Ted Moran, Board Member
Brad Beaver, Council Liaison
Michael Howard, Attorney
Mike Evans, Woolpert
Dan Montgomery, Montgomery Aviation
Carl Winkler, Montgomery Aviation
Kim Rauch, Secretary
Mike Andreoli, Lancaster Property
Adam DeHart, Lancaster Property
Warren White, Willow Marketing
Parvin Gillim, Noblesville
John M. Faulkinbury, Carmel
Lynne Rogers, Fishers
Alysson Rudner, Fishers
Tim Meise, Fishers
Cody Ebbetes, Fishers

Approved

Don Silvey, President

Date: _____

Attest

Kim Rauch, Secretary

Date: _____